

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

824 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: March 3, 2003

SUBJECT: Adoption of Resolution No. 2003-84 – Diminishment of Coachella Valley Agricultural Preserve No. 33 – Agricultural Preserve Case and Map No. 883 – Owner: Bruce E. Kandarian – 19.76 acres – Lower Coachella Valley Zoning District – Fourth Supervisorial District.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION: Adoption of Resolution No. 2003-84 for the diminishment of Coachella Valley Agricultural Preserve No. 33, Map No. 883, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. The 19.76-acre site is located northerly of 52nd Street, southerly of 51st Street, easterly of Calhoun Street and west of and adjacent to Van Buren Street in the lower Coachella Valley.
2. Edward G. Kandarian and Dorothy M. Kandarian entered into a land conservation contract with the County of Riverside for land within Coachella Valley Agricultural Preserve No. 33. The contract is dated January 1, 1972, and was recorded on February 28, 1972, as Instrument No. 25394 in the Office of the County Recorder of Riverside County, California.
3. Pursuant to the Land Conservation Act of 1965, Bruce E. Kandarian, the subsequent landowner, filed a notice of nonrenewal on April 14, 1988, which was recorded on January 6, 1989, as Instrument No. 5108, and, as a

Ron Goldman, Interim Planning Director

RG:nl

(Continued On Attached Page)

CEO RECOMMENDATION:

APPROVE

County Executive Office Signature

Department Recommendation: Consent Policy

Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist. Fourth

AGENDA NO.

3.27

consequence, the land conservation contract as it applies to this property expired on January 1, 1999.

4. Under both the County's Rules and Regulations Governing Agricultural Preserves and the Comprehensive General Plan's Williamson Act Program (i.e., Land Conservation Act of 1965), a landowner may apply to have property removed from the boundaries of an agricultural preserve, once the contract has expired.
5. The land conservation contract having expired, the property owner for Assessor's Parcel No. 767-180-004, Bruce E. Kandarian has now applied to have the property removed from the boundaries of the agricultural preserve.

CONCLUSION:

1. The diminishment of Coachella Valley Agricultural Preserve No. 33, Map No. 883, is consistent with the provisions of the Land Conservation Act of 1965 and the Rules and Regulations Governing Agricultural Preserves in Riverside County as adopted by the Board of Supervisors.
2. The diminishment of Coachella Valley Agricultural Preserve No. 33, Map No. 883, is consistent with the Riverside County Comprehensive General Plan.

**RESOLUTION NO. 2003-84
DIMINISHMENT OF COACHELLA VALLEY
AGRICULTURAL PRESERVE NO. 33
PURSUANT TO NOTICE OF NONRENEWAL**

WHEREAS, Edward G. Kandarian and Dorothy M. Kandarian entered into a Land Conservation Contract with the County of Riverside pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.), which contract is dated January 1, 1972, and was recorded February 28, 1972, as Instrument No. 25394, in the Office of the County Recorder of Riverside County, California; and

WHEREAS, Bruce E. Kandarian, the subsequent landowner, filed a Notice of Nonrenewal on April 14, 1988, which notice was recorded on January 1, 1989, as Instrument No. 5108, in the Office of the County Recorder of Riverside County, California;

WHEREAS, the filing of said Notice of Nonrenewal resulted in the expiration of the contract as it applies to the subject property on January 1, 1999, pursuant to Government Code Section 51246;

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on March 11, 2003, that the Clerk of this Board shall file and record copies of this resolution, map and boundary description, in the Office of the County Recorder of Riverside County, California, with the Director of Conservation, State of California, and with the Office of the Assessor of Riverside County, California, and that:

1. Coachella Valley Agricultural Preserve No. 33, Map No. 173, dated January 18, 1972, and on file in the Office of the Clerk of this Board, is further amended by deleting therefrom the area shown on the map entitled "AGRICULTURAL PRESERVE MAP NO. 883: AMENDMENT NO. 1 (DIMINISHMENT) OF COACHELLA

FORM APPROVED
COUNTY OF EL

FEB 24 2003

B. T. [Signature]

VALLEY AGRICULTURAL PRESERVE NO. 33" and described by boundary description thereof, as fully set forth in the attached document entitled "EXHIBIT A, COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 33, MAP NO. 883 (DIMINISHMENT)," said map and description both being on file in the Office of the Clerk of the Board.

2. The Land Conservation Contract between Edward G. Kandarian and Dorothy M. Kandarian and the County of Riverside, dated January 1, 1972, and recorded on February 28, 1972, as Instrument No. 25394, in the Office of the County Recorder of Riverside County, California, and as said contract applies to the subject property, has expired, removing from the effect of said contract the real property in the County of Riverside, State of California, described in the attached document entitled "EXHIBIT A, COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 33, MAP NO. 883 (DIMINISHMENT)," which is made a part of this resolution.

BE IT FURTHER RESOLVED that the Clerk of this Board shall file and record copies of this resolution, map and boundary description in the Office of the County Recorder of Riverside County, California, and with the Director of Conservation of the State of California.

**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 33
MAP NO. 883
(DIMINISHMENT)**

All of that certain real property in the County of Riverside, State of California, described as follows:

The South half of the Northeast quarter of the Southeast quarter of Section 1, Township 6 South, Range 7 East, San Bernardino base and meridian, as shown by sectionized survey of the Jurupa Rancho on file in Book 9 page 33 of Maps, records of San Bernardino County, California;

Assessor Parcel No.	Acres	Owners
767-180-004	19.76	Bruce E. Kandarian
Total	19.76	

